



# Riva Townhomes

Project No. PRJ14-00023, SDP15-00004

Site Development Permit  
Development Commission Public Hearing  
March 9, 2016

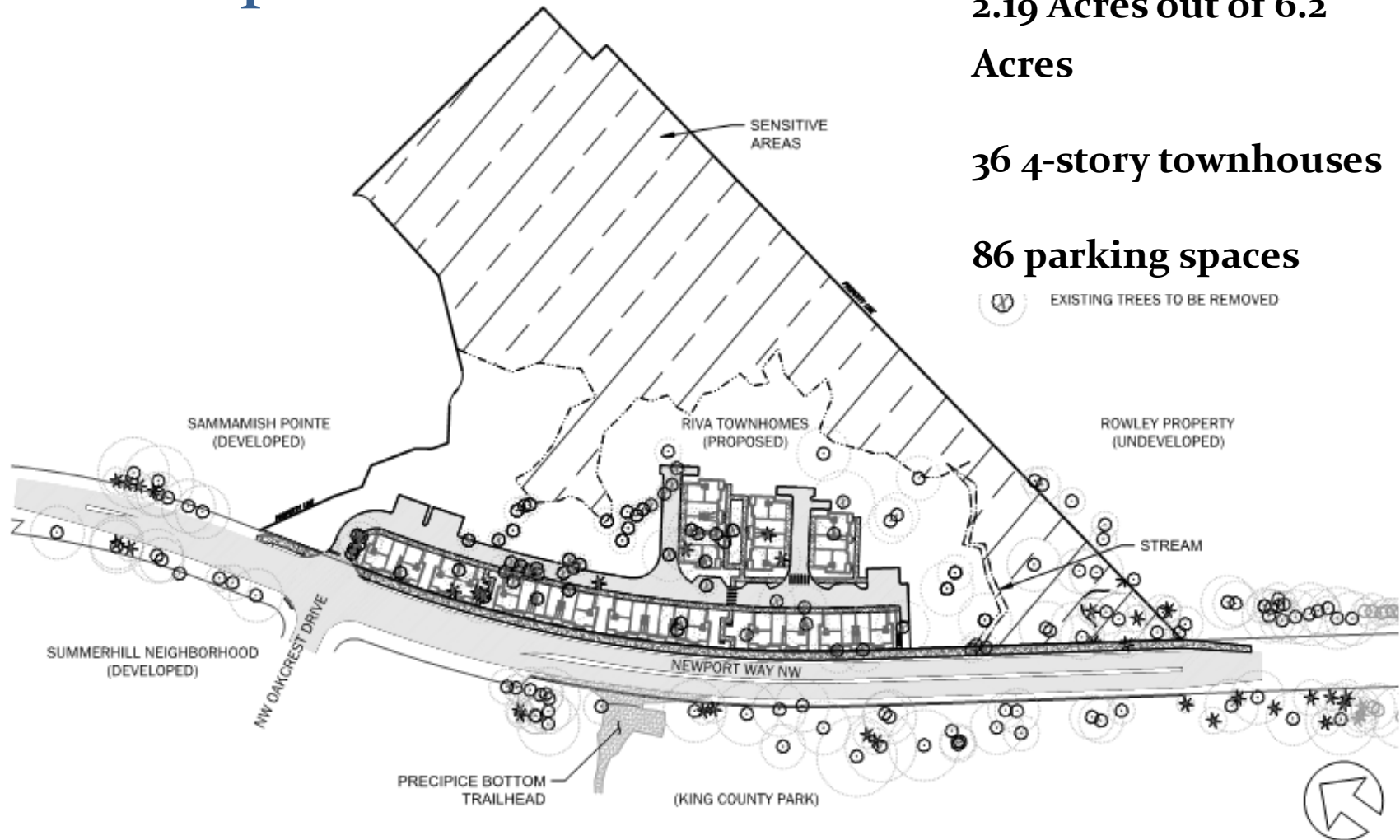
# Riva Townhomes, SDP15-00004

## Proposal:

**Developable Area:**  
**2.19 Acres out of 6.2**  
**Acres**

**36 4-story townhouses**

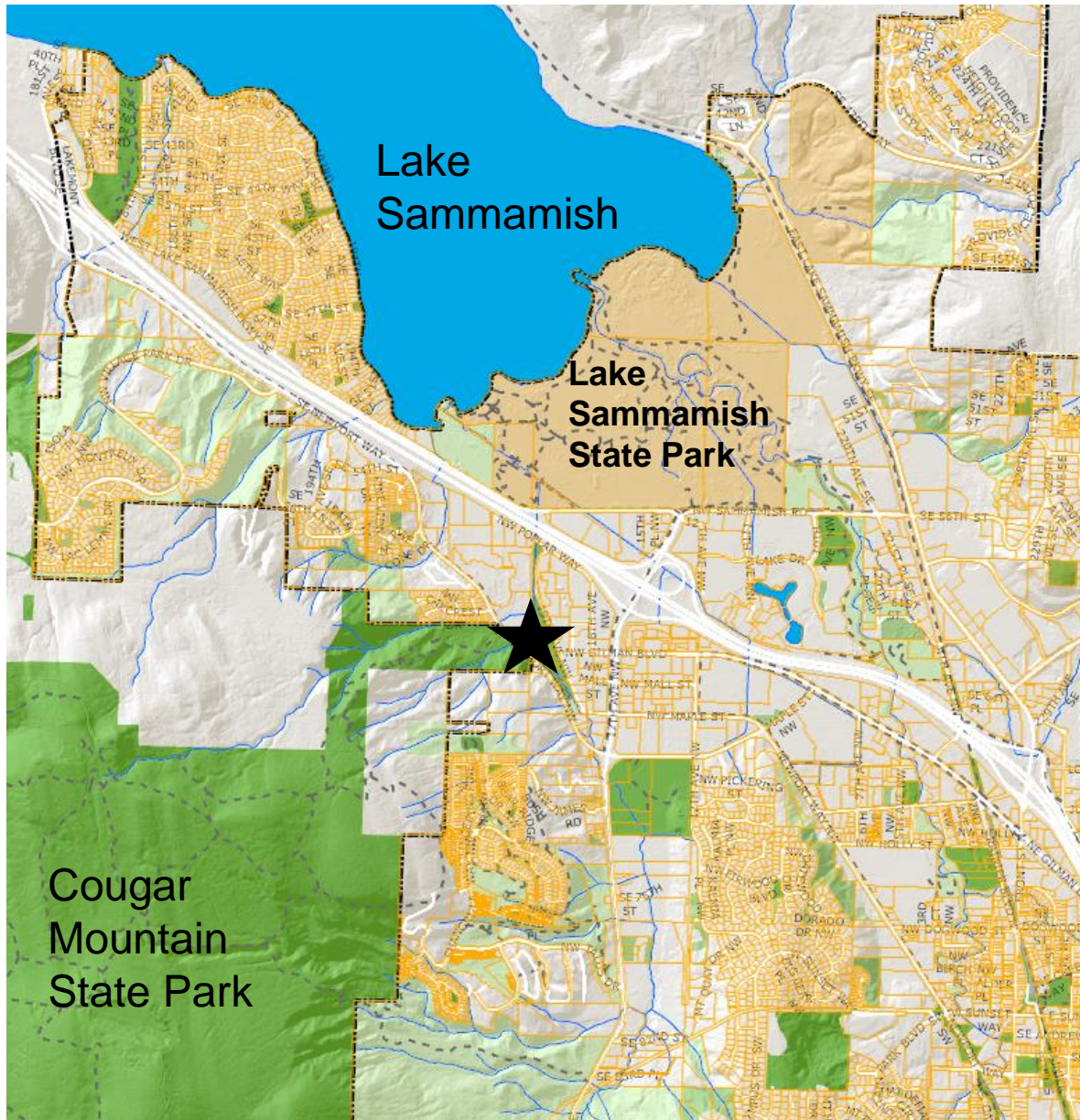
**86 parking spaces**



# Overview

The proposal is compliant with the Site Development Permit requirements, with conditions

- **Connectivity**
  - Circulation Facilities
  - Green Necklace: Community Spaces, Shared Use Routes, Critical Area Buffer, and Streetscape
  - Views
- **Placemaking**
  - Western Gateway (Sense of Place, Sense of Arrival)
  - Pedestrian-friendly public realm



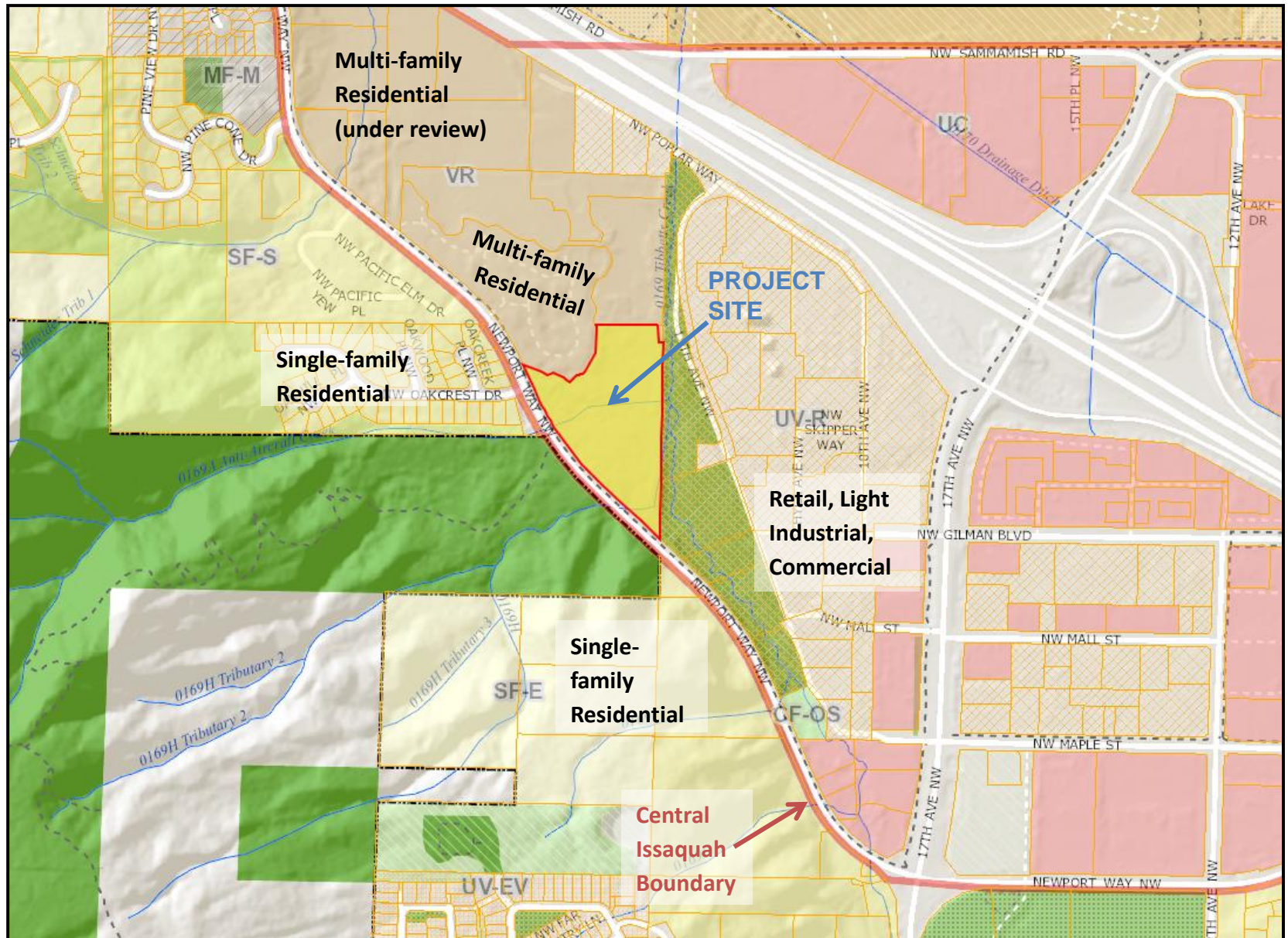
# Location

*Western Gateway  
Vision: Attractive  
gateway that maintains  
significant open space  
views from I-90.*

*Enhance Tibbetts  
Creek and buffers as  
key link of Green  
Necklace.*



# Land Use and Zoning





# Existing Conditions



**North end of  
Newport Way  
frontage**



**South end of  
Newport Way  
frontage**



# Site Plan

**LEGEND: SHARED USE TRAIL TYPOLOGIES**

	<u>RESPONSEABLE IN WETLAND</u> TOTAL SURFACE AREA	2,240 SQ
	TRAIL LENGTH	228 LF
	WETLAND MITIGATION REQUIRED, 1:1 RATIO	2,240 SQ
	<u>PAVED TRAIL IN WETLAND BUFFER</u> TOTAL SURFACE AREA	816 SQ
	TRAIL LENGTH	82 LF
	MITIGATION BUFFER AVERAGING REQUIRED, 1:1 RATIO	816 SQ
	<u>PAVED TRAIL - NON WETLAND BUFFER BUFFER</u> TOTAL SURFACE AREA	2310 SQ
	TRAIL LENGTH	238 LF
	BUFFER MITIGATION REQUIRED	N/A
	<u>PAVED BUFFER IN STREAM BUFFER</u> TOTAL SURFACE AREA	1158 SQ
	MITIGATION BUFFER AVERAGING REQUIRED, 1:1 RATIO	1158 SQ

### BUFFER IMPACT/MITIGATION LEGEND



BUFFER ENHANCEMENT (WETLAND AND STREAM)

SHARED-USE TRAIL - WETLAND MITIGATION

SHARED-USE TRAIL - PARKING - BUFFER AVERAGING

## NOTES

### PLANTING NOTES

1. PRIOR TO PLANT INSTALLATION, THE PROJECT BIOLOGIST SHALL APPROVE PLANT LAYOUT AND PROVIDE THE CITY WITH WRITTEN VERIFICATION OF APPROVAL.
2. FINAL LOCATIONS OF MITIGATION PLANTINGS TO BE SHOWN ON AS-BUILTS.

SHARED USE TRAIL

1. EXACT ROUTE OF THE TRAIL, TO BE DETERMINED DURING THE FINAL CONSTRUCTION DOCUMENTATION.
2. THE BOARDWALK IS CONSIDERED AN "INDIRECT" IMPACT ON THE WETLAND. DIRECT IMPACTS WILL BE MITIGATED AT A 1:1 RATIO.
3. BOARDWALK WILL BE DESIGNED WITH HORIZONTAL SPACING BETWEEN BOARDWALK SURFACING TO ALLOW LIGHT TO PENETRATE THE SURFACE. PILING WILL BE LOCATED AT THE END OF EACH SECTION OF BOARDWALK TO PROVIDE THE APPROPRIATE STRUCTURAL SUPPORT FOR THE STRUCTURE.
4. AREAS IMPACTED BY THE WETLAND BUFFER AS A RESULT OF TEMPORARY CONSTRUCTION EFFORTS WILL BE RESTORED TO THE ORIGINAL CONDITION OR BETTER.
5. TRAIL IS ASSUMED TO BE OF HARD-SURFACE TRAIL, SURFACING IS CONCEPTUALLY PROPOSED TO BE BOARDWALK IN THE WETLAND AREAS AND CONCRETE IN THE NON WETLAND AREAS. IN NON-BOARDWALK AREAS, 2' OF GRASS OR FILLING WITHIN THE UPLAND AREAS OR OTHER SEED PLOTS IN THE CENTRAL BOARDWALK PLOT.

TREE REMOVAL NOTES

1. SEE TREE PLAN SHEET FOR MORE INFORMATION.
  2. TREES TO BE REMOVED TO ALLOW FOR THE SHARED-USE TRAIL WILL BE DETERMINED DURING FINAL CONSTRUCTION DOCUMENTATION.
- ANTI-LANDCRAFT CREEP DELLOCATION

### ANTI-AIRCRAFT CREEK RELOCATION

1. THIS PROJECT IS NOT PART OF THIS APPLICATION. THIS PROJECT IS SHOWN FOR REFERENCE ONLY. THE PROJECT IS A FEDERALLY FUNDED CITY OF ISSAQUAH SPONSORED PROJECT.

## RIVA TOWNHOMES

## Critical Areas

### CONCEPTUAL MITIGATION PLANT SCHEDULE\*

IDENTICAL TREES	IDENTICAL VASES	COMMON NAME	SIZE	SPACING	COMMENTS
		GRAND OAK	4' 4" HT. MIN.	8' 0" O.C.	WELL BRANCHED
		STAR SPRUCE	4' 4" HT. MIN.	8' 0" O.C.	FULL WELL BRANCHED
		DOUGLAS FIR	4' 4" HT. MIN.	8' 0" O.C.	WELL BRANCHED
		THORN PLUM	4' 4" HT. MIN.	8' 0" O.C.	WELL BRANCHED
DIFFERENT TREES	DIFFERENT VASES	COMMON NAME	SIZE	SPACING	COMMENTS
		ACER WACHS	4' 4" HT. MIN.	8' 0" O.C.	WELL BRANCHED
		CRABAPPLE	4' 4" HT. MIN.	8' 0" O.C.	WELL BRANCHED
		CRABAPPLE	4' 4" HT. MIN.	8' 0" O.C.	WELL BRANCHED
MIX TREES	MIX VASES	COMMON NAME	SIZE	SPACING	COMMENTS
		STAR WILLOW	4' LENGTH MIN.	4' 0" C.	3 STATES PER SYMBOL
SIMPLY SHAPED	COMMON NAME	SIZE	SPACING	COMMENTS	
	WAX MALE RED CEDAR SILVER PINE SILVER PINE NORTH BLUE SANDWICH SANDWICH SANDWICH	2 1/4" - 24" HT. MIN. 3' 0" C. 3' 0" C. 3' 0" C. 3' 0" C. 3' 0" C. 3' 0" C.	3' 0" C. 3' 0" C. 3' 0" C. 3' 0" C. 3' 0" C. 3' 0" C. 3' 0" C.	WAX MALE 134, RED CEDAR 100000, SILVER PINE 150, SILVER PINE 150, NORTHERN BLUE 200, SANDWICH 200.	

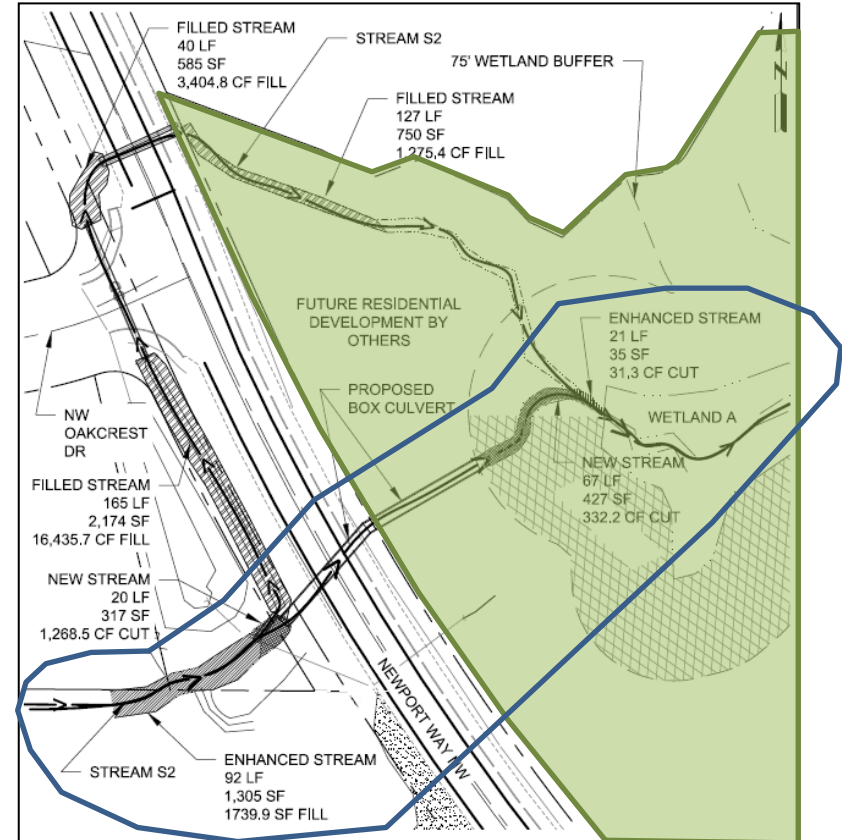
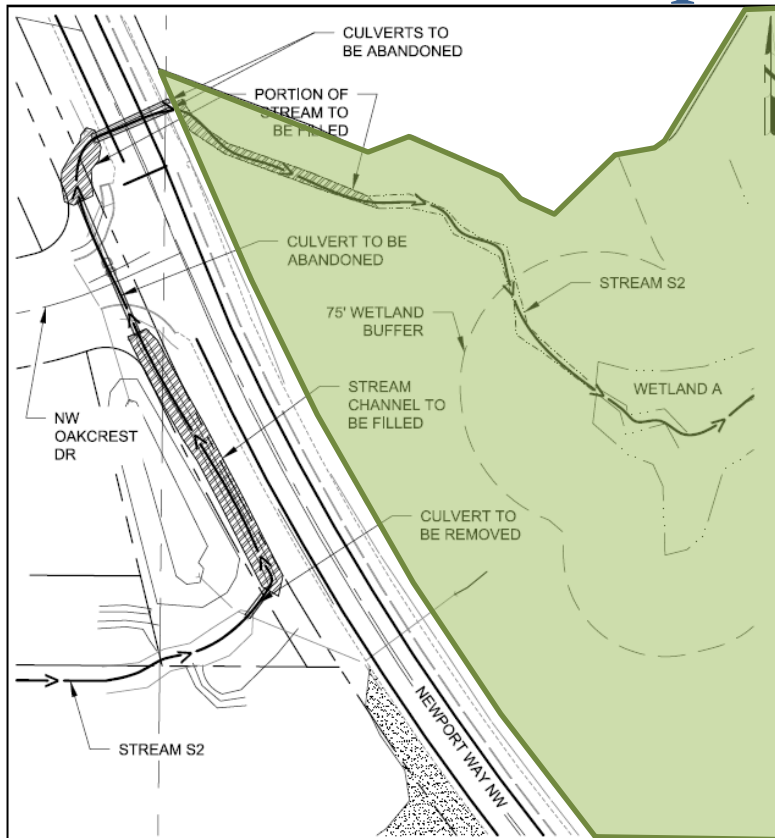
\* THE PLANT SYMBOLS AND HATCHES DEPICTED IN THE SCHEDULE WILL BE INDIVIDUALLY PLACED IN THE BUFFERS TO DEMONSTRATE A BUFFER PLANTING DESIGN IN THE CONSTRUCTION DOCUMENT PHASE



SCALE: 1" = 40'



# Background: Anti-Aircraft Creek Culvert Project on project site



Current alignment of Creek

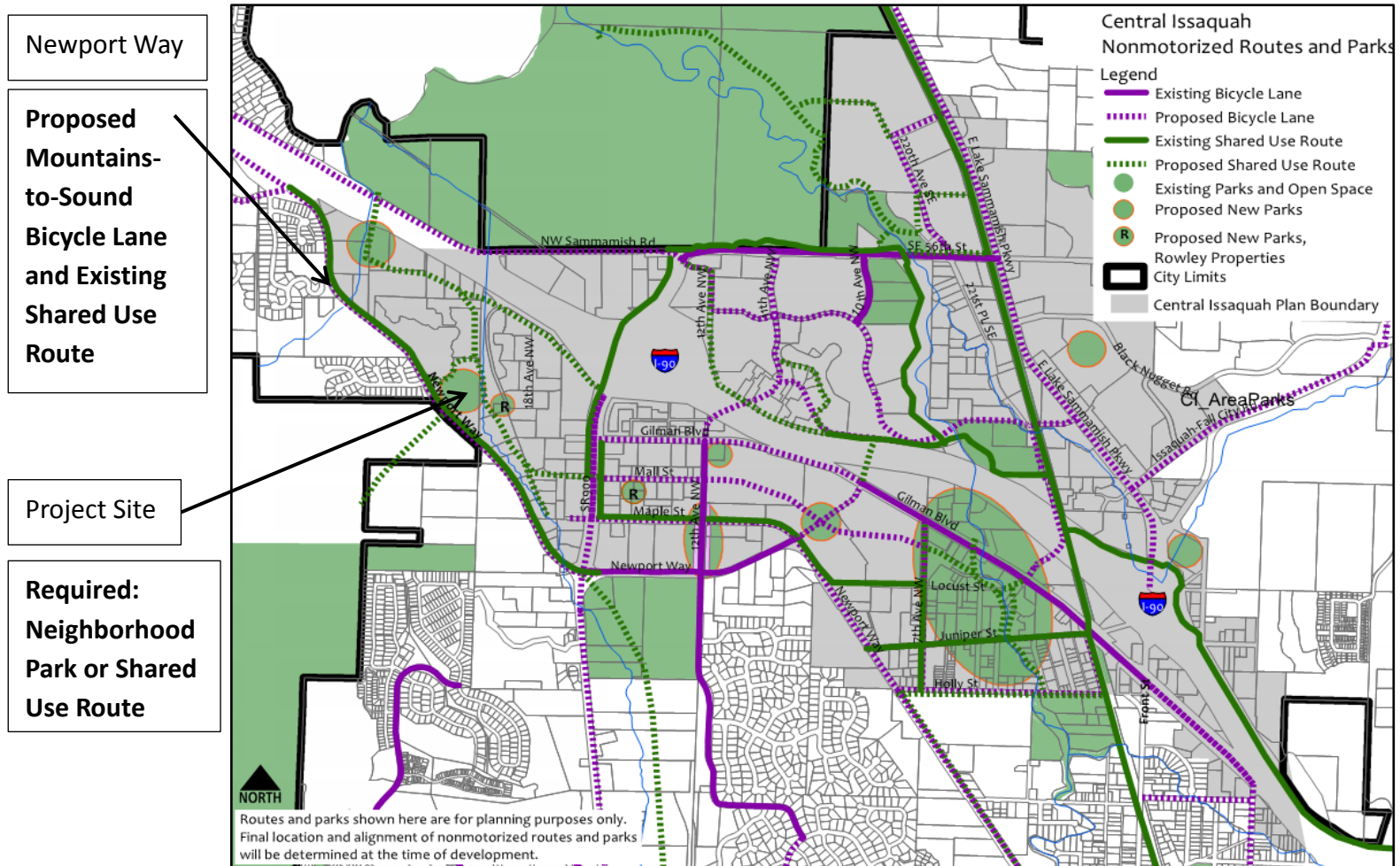


# Zoning District Standards

Standard	Required/ Allowed	Proposed	Complies?
Floor Area Ratio - Base	Min. 0.75 up to 1.25 w/o bonus density	0.76	Yes
Height - Base	48 ft., up to 54 ft. with garage parking	35 feet	Yes
Setbacks – side and rear	0 feet	Varies	Yes
Build-to-Line	0 – 15 feet	Building sits 6 feet from the back of the sidewalk	Yes
Impervious Area	90% maximum	Approx. 16.6%	Yes

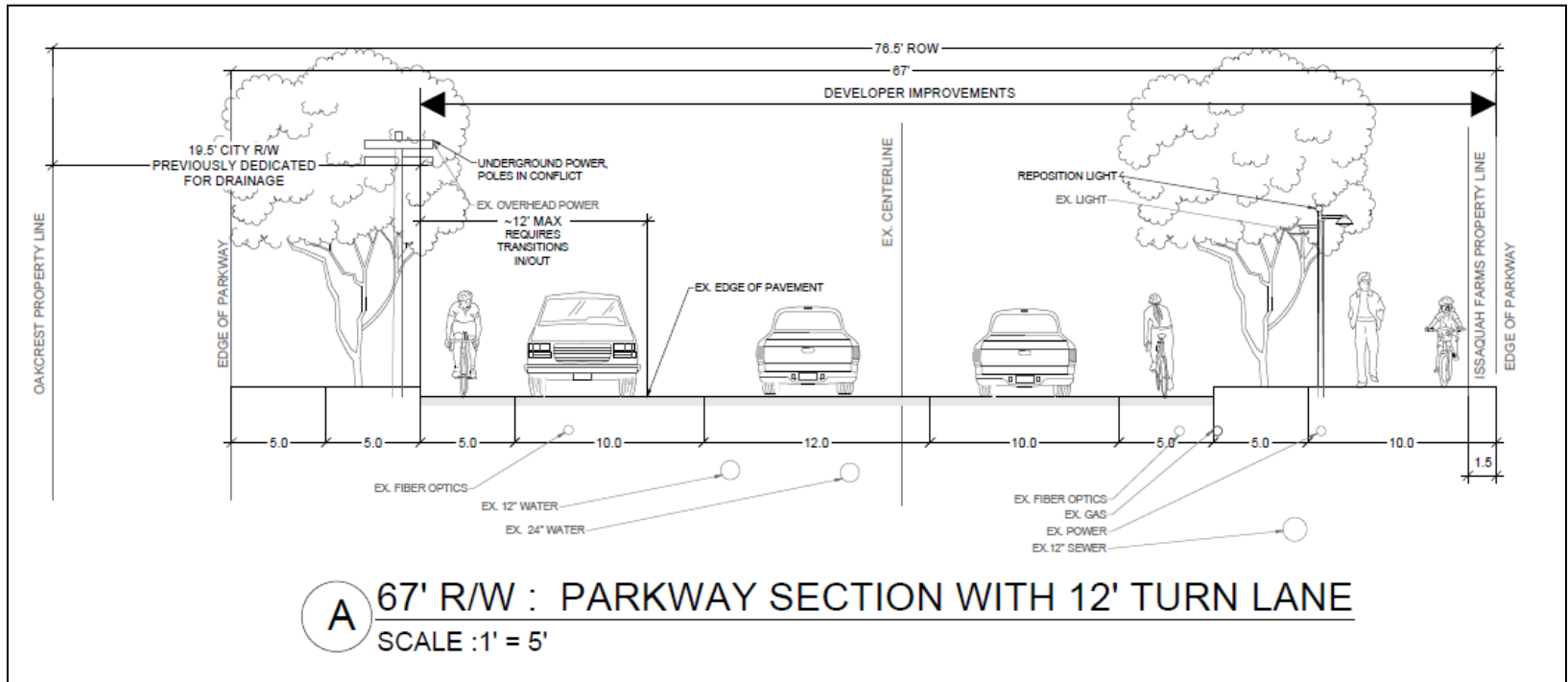
# Circulation Facilities

## How does the proposal fit into the regional network?





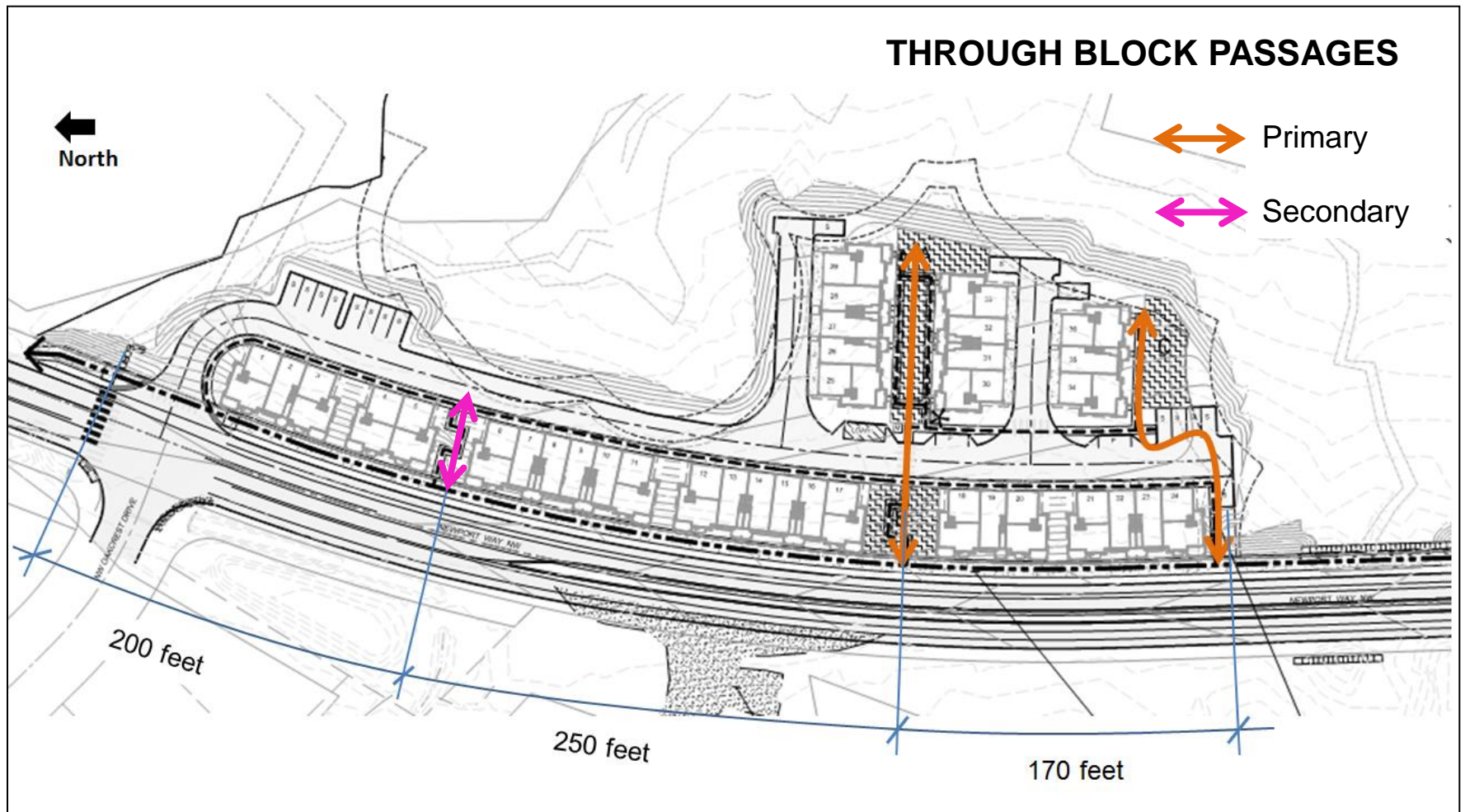
# Circulation Facilities: Newport Way



Frontage Improvements include:

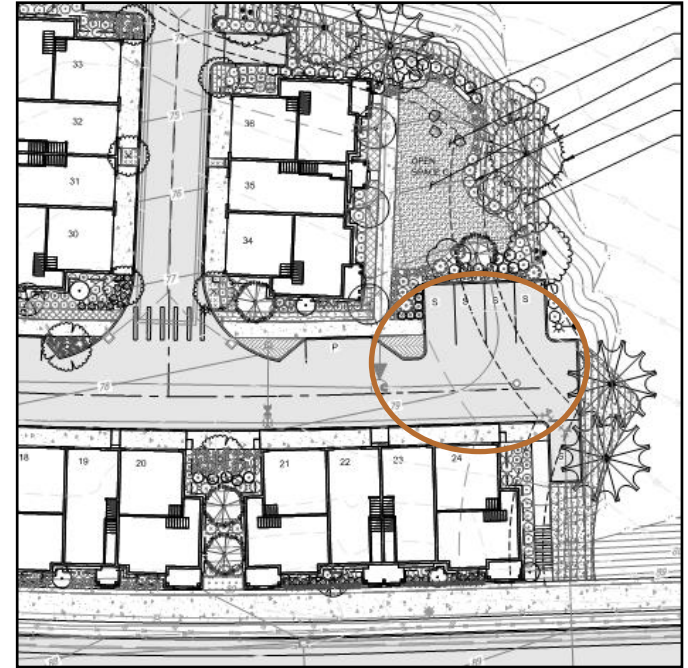
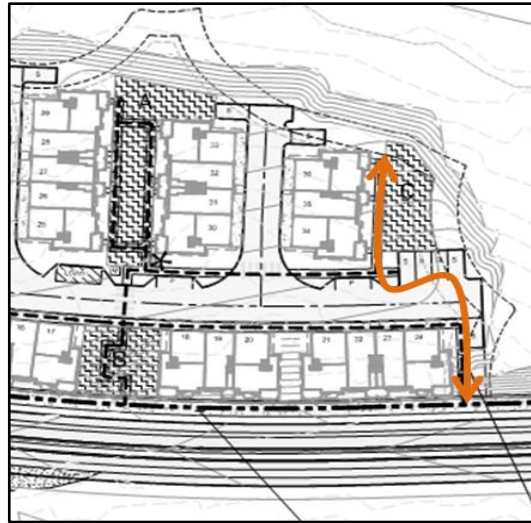
- R.O.W. Dedication of 1.5 feet of
- Paving for full width of roadway with curbs and gutters
- Commuter bike lanes and Shared Use Route
- Center turn lane or landscape median
- Undergrounding power poles

# Circulation Facilities: Block Length & Through Block Passages





# Through Block Passage



**Recommended Condition 4:** A 10-foot wide sidewalk shall be provided to serve buildings 34 to 36 and the communal open space/nature-based play area.

**Recommended Condition 6:** The Primary Through Block Passage serving buildings 34 to 36 shall be provided with a consistent and continuous sidewalk from Newport Way to building 36. Where the pedestrian path is interrupted by the surface parking spaces and the alley, the alley and parking area shall be designed as a pedestrian plaza (i.e., with special paving) so that it visually connects the community open space with the Primary Through Block Passage and Newport Way. The sidewalk of the Primary Through Block Passage at the section connected to Newport Way shall be 10 feet wide.

**Recommended Condition 16:** Remove single surface parking space next to unit 24 and connect the exterior stairs to Open Space C and Primary Through Block Passage serving units 34 to 36.

# Views and Vistas (CIDDS 11.2.G)



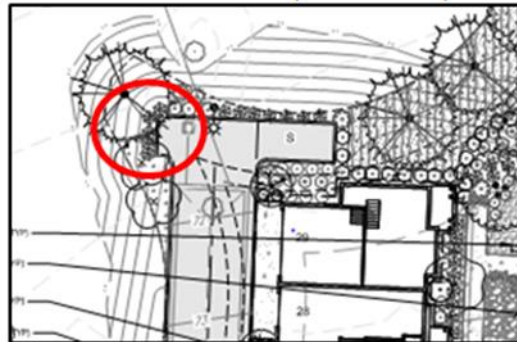


# Parking



**Pedestrian-friendly Techniques (CIDDS 15.2.E):**  
**Recommended Condition 17:** Provide a hard surface pedestrian connection from the individual, northern parking stalls to the proposed walkways within the community open spaces.

**Multi-functional (CIDDS 15.2.F):**  
**Recommended Condition 18:** The driveway aisles within the BSBL that are used for vehicle turn-around shall be designed as viewing areas.



# Green Necklace



**Tibbets Creek  
wetlands, streams  
and buffers**



**Shared Use Route**



**Mountains-to-  
Sound Bike Trail  
and Newport Way  
Streetscape**



**Through Block  
Passages**



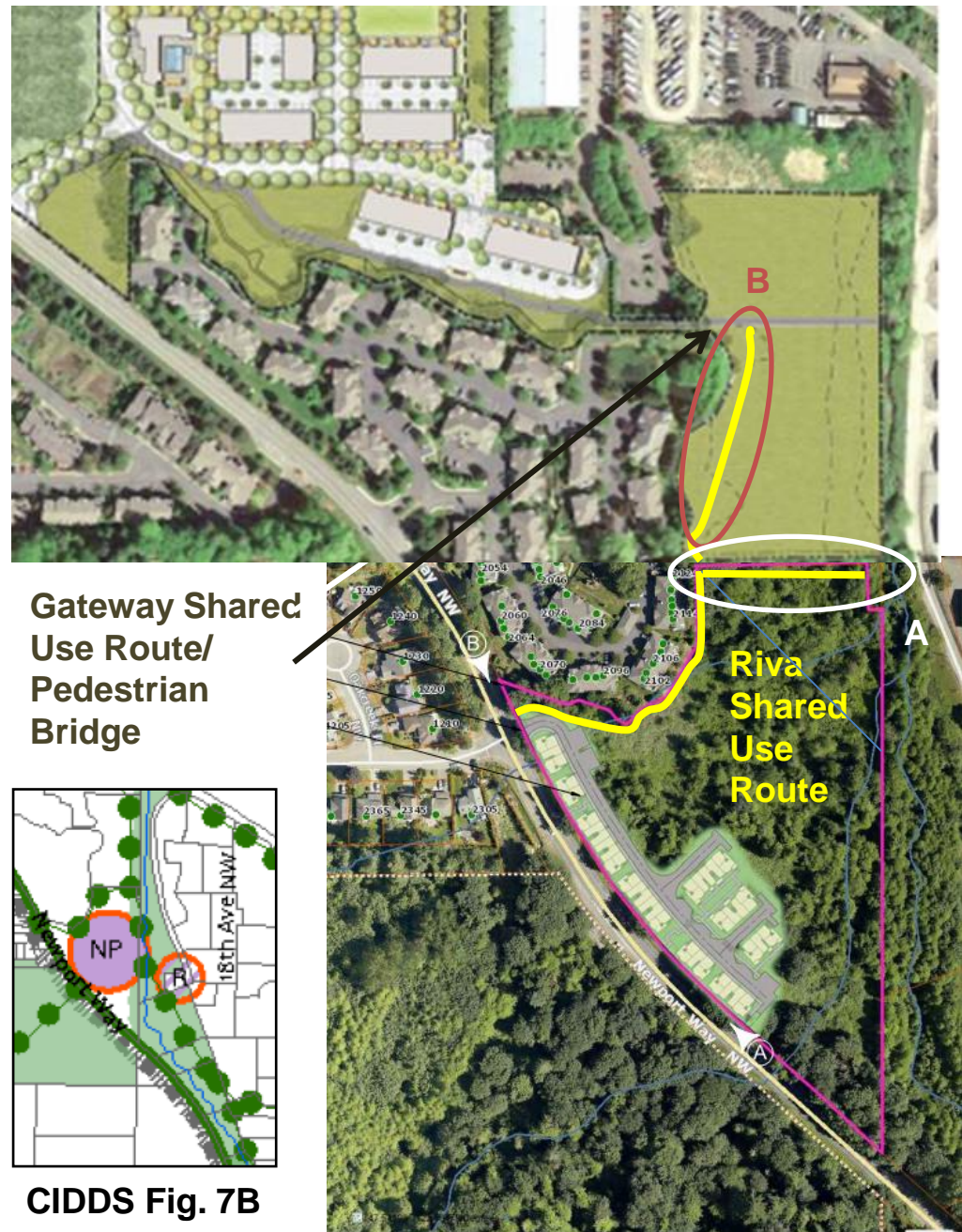
**Community Spaces**





# Shared Use Route on Riva property

**Recommended Condition 9:** The new Shared Use Route in the Riva property shall be extended to run along the northern property line as shown in CIDDS Figure 7B, Central Issaquah Significant Community Space, and shall connect from the Shared Use Route on the east side of Newport Way and terminate at the east property line, unless the City owns the Tibbetts Creek wetland immediately north of the Riva property or the Applicant negotiates an easement with that property's owner. Then the Route shall connect to the proposed bridge over Tibbetts Creek associated with the Gateway Apartments project (SDP15-00002), instead of turning east when it reaches the northwest corner of the project site.





# Required Community Spaces

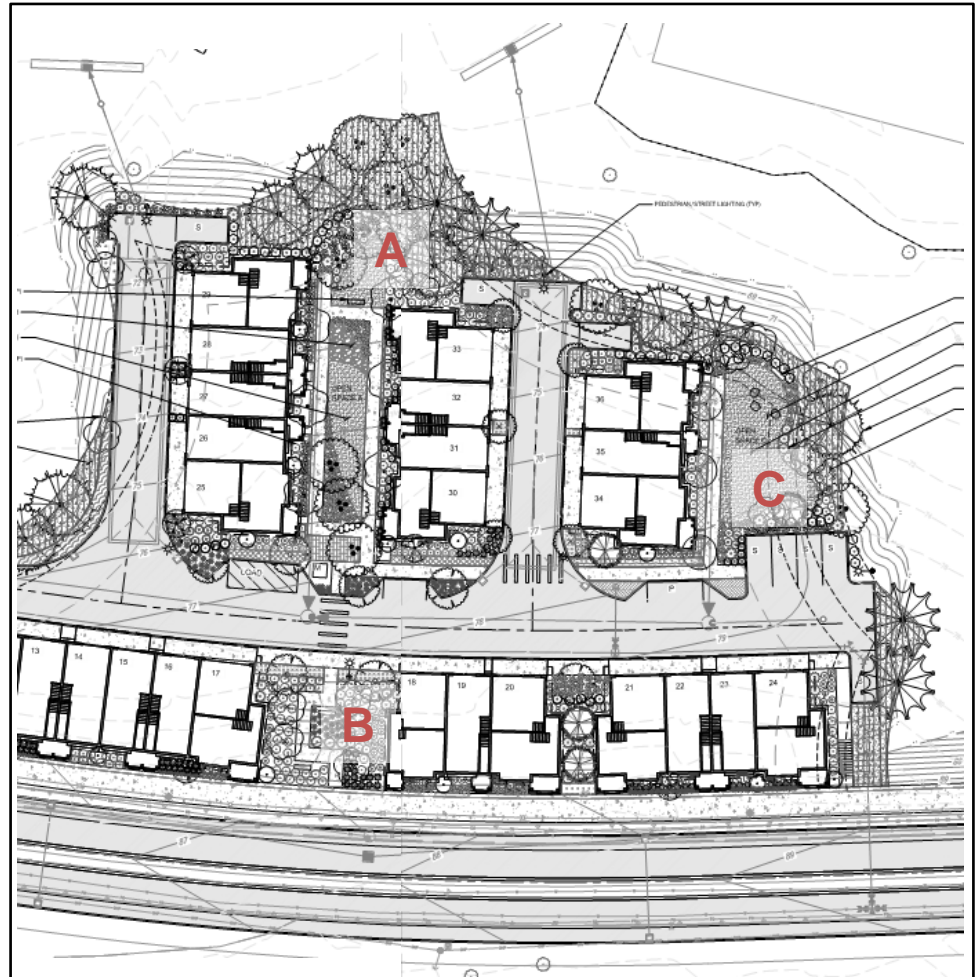


**CIDDS 7.3.A Required: 48 s.f. per unit, complied by providing balconies for each unit**

## **CIDDS 7.4 Recommended Conditions**

**Condition 7:** An On-Site Amenity, with a minimum size of 400 s.f., shall be provided. The nature-based play area may partially or completely fulfill this requirement.

**Condition 8:** The play equipment and landscape details of the nature-based play area shall meet the requirements in CIDDS 13.4 at a minimum.



# Site Design: Sense of Place



## **Sense of Place (CIDDS 11.2.C)**

**Recommended Condition 22:** The building elevations shall be further refined to incorporate natural materials.

## Next Steps:

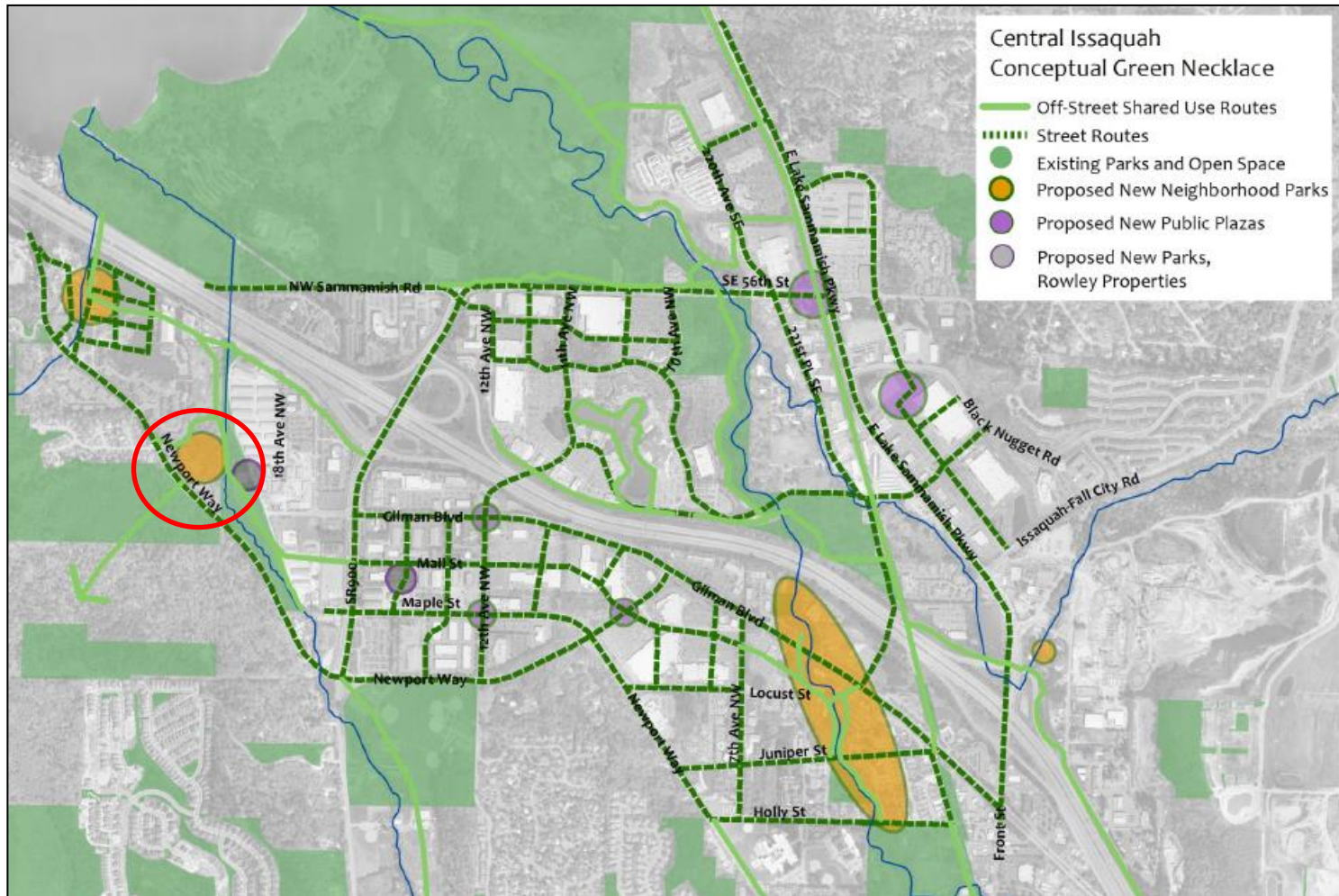
- Final SEPA Determination
  - March 24, 2016 (comment and appeal period closed)
- Administrative Adjustment of Standards approval for Circulation Facilities
  - Notice of Decision, March 12, 2016
- Development Commission Decision
  - April 6, 2016(tentative)



# Thank You

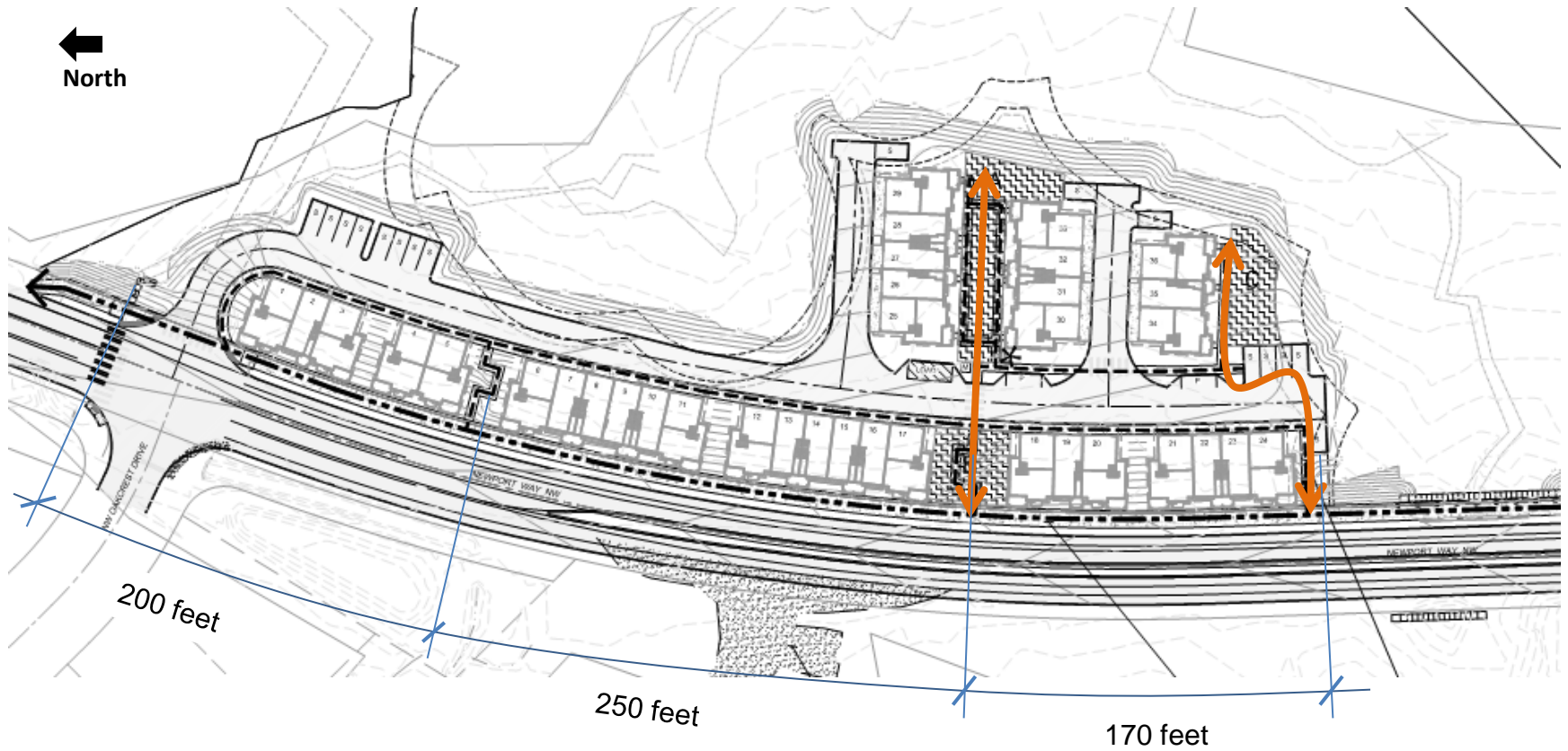


# SIGNIFICANT COMMUNITY SPACE: Shared Use Route



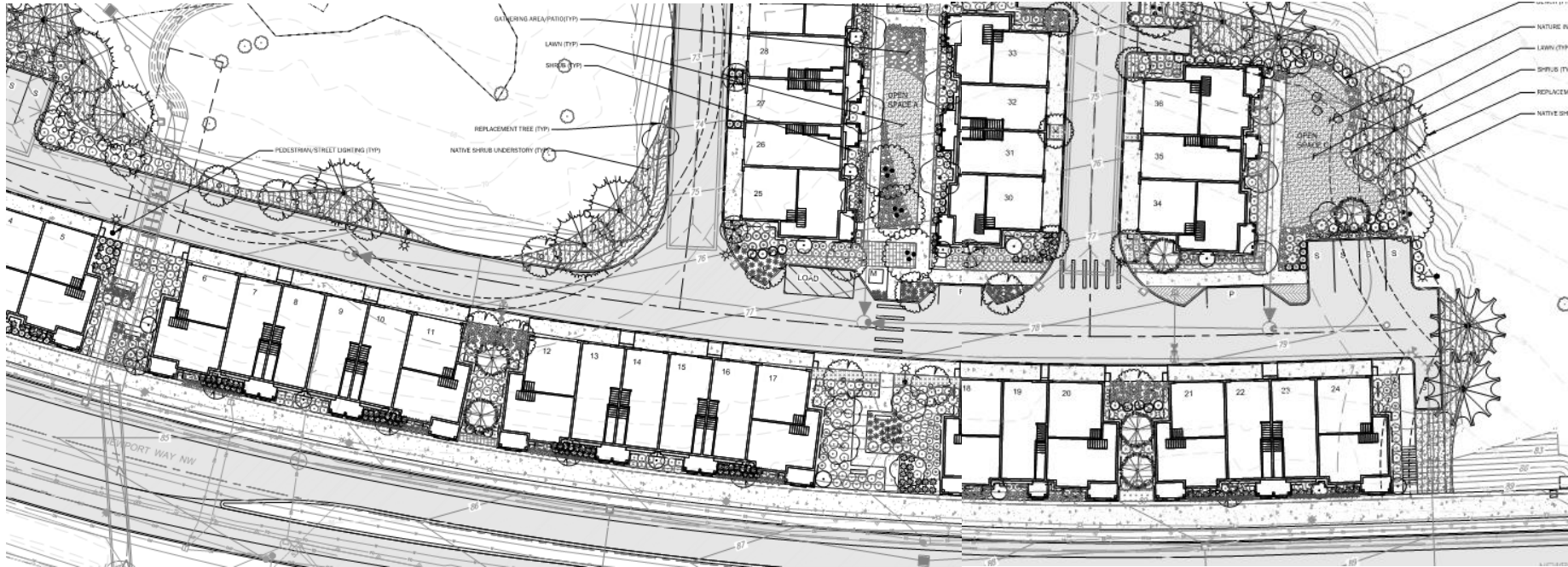
# Circulation Facilities

## Block Length

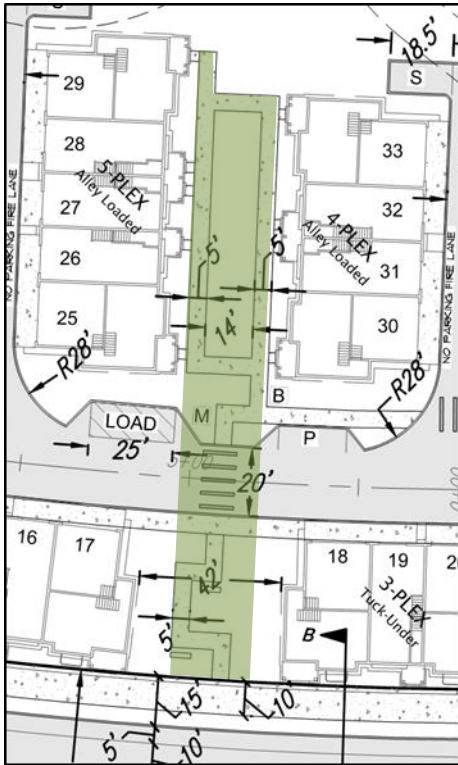




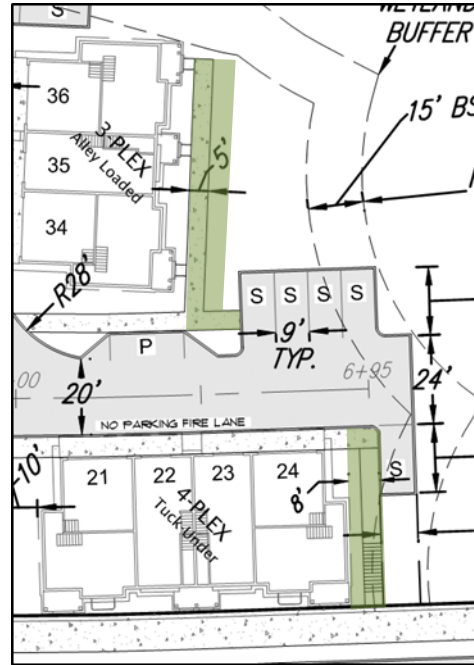
# AAS for Primary Through Block Passage



CIDDS required sidewalk width: 10 feet



### Primary Through Block Passage between units 17 and 18



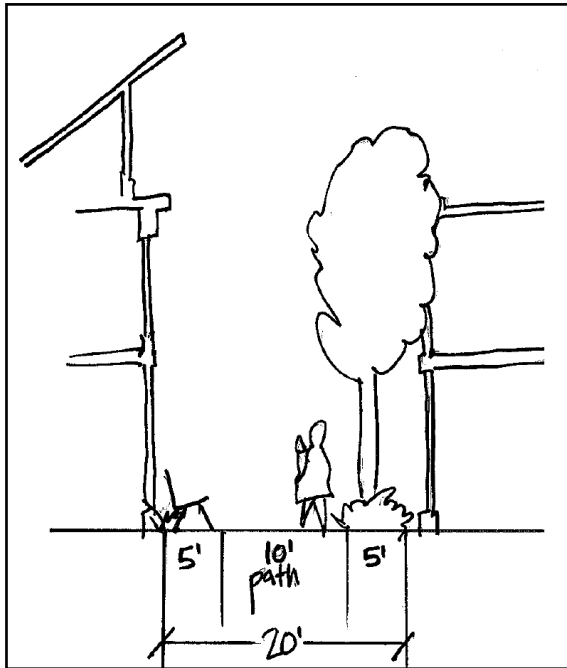
**Primary Through Block**  
**Passage serving units 34 - 36**

# Through Block Passages

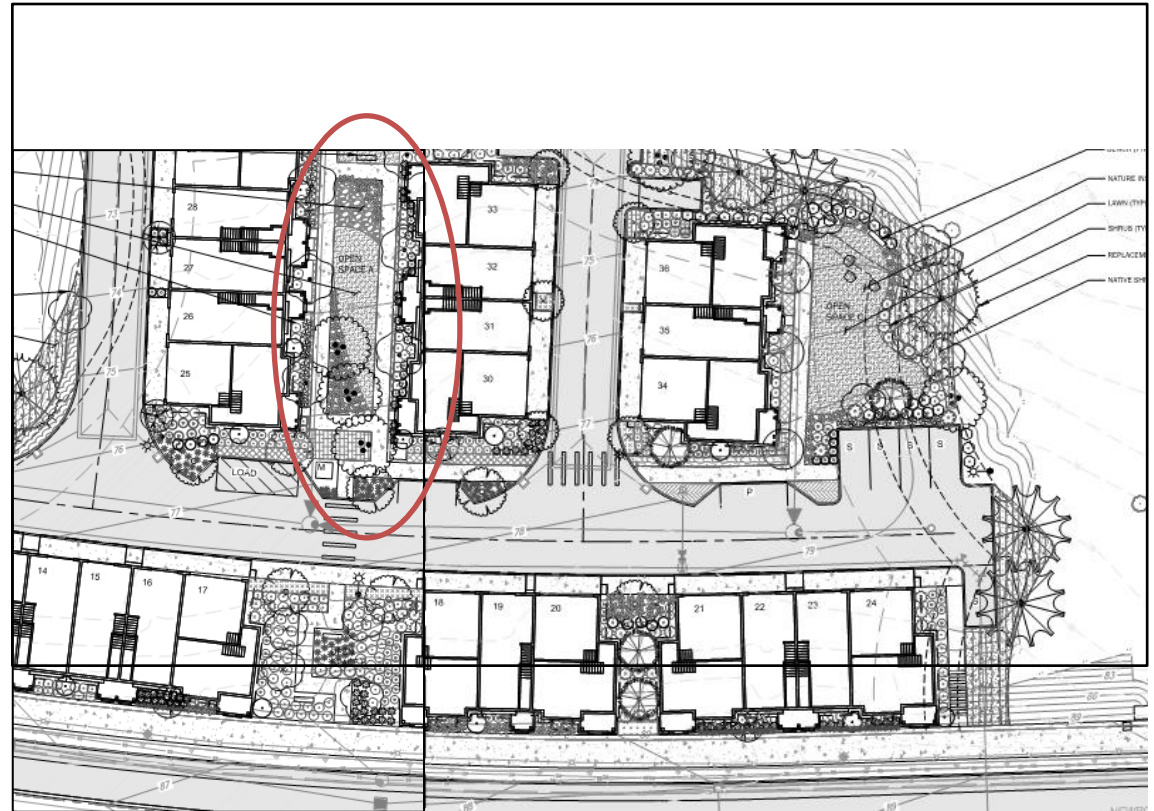


# Riva Townhomes, AAS16-00005

## Primary Through Block Passage



CIDDS: 10-foot walkway  
at center



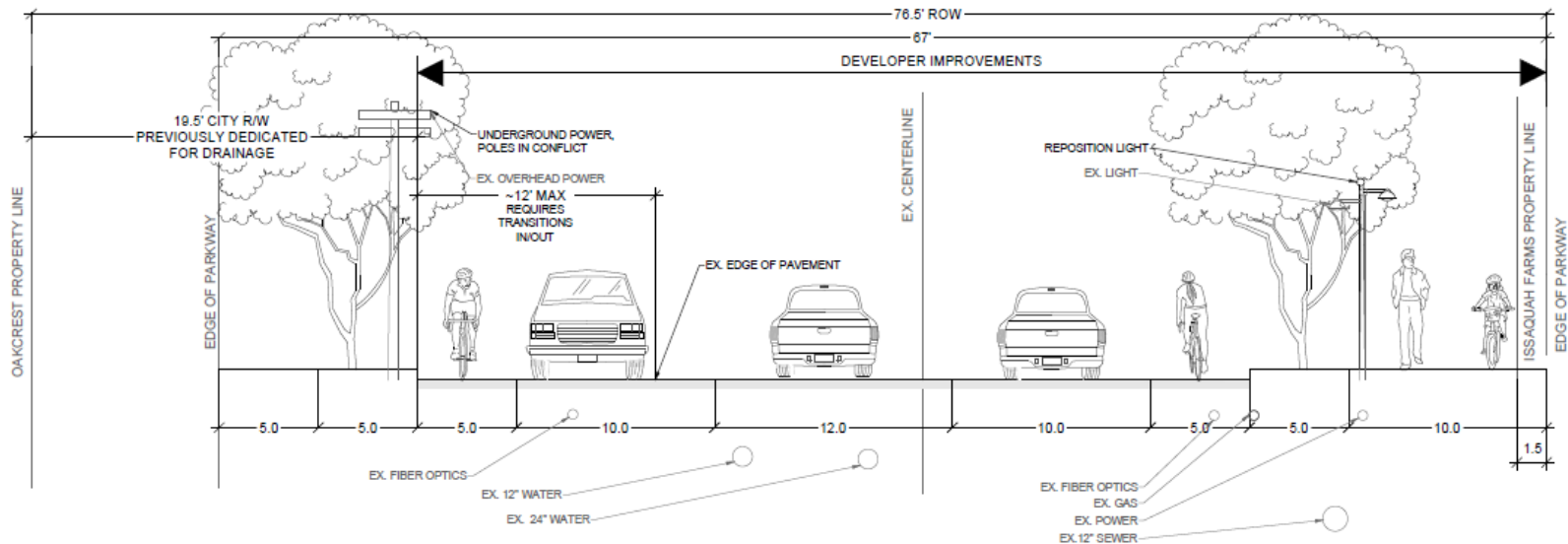
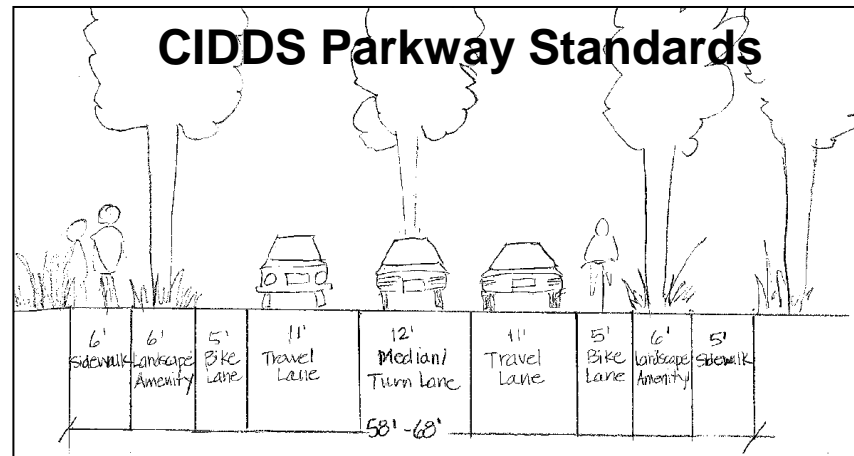
Proposed Adjustment: Two 5-foot  
walkways, split into sides



# Riva Townhomes, AAS16-00006

## Parkway Standards

Proposed Adjustment:  
reduce travel lane of  
Newport Way from 11  
feet to 10 feet



**Proposed**

**A**

**67' R/W : PARKWAY SECTION WITH 12' TURN LANE**

**SCALE :1' = 5'**